

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Scan-Pac Industrial Sales Inc			<b>FID #</b>	
<b>BRRTS #:</b>	03-46-516817			<b>(if appropriate):</b>	
<b>COMMERCE #</b> (if appropriate):	53092-6080-50				
<b>CLOSURE DATE:</b>	March 19, 2004				
<b>STREET ADDRESS:</b>	9950 N Port Washington Rd				
<b>CITY:</b>	Mequon				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):				<b>X =</b>	688670
				<b>Y =</b>	304990
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input type="checkbox"/>	Soil	<input type="checkbox"/>	Both
		<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
• <b>IF YES, STREET ADDRESS:</b>					
• <b>GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>		<b>Y =</b>	
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
• <b>IF YES, STREET ADDRESS 1:</b>					
• <b>GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>		<b>Y =</b>	
<b>CONTAMINATION IN RIGHT OF WAY:</b>		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued					<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties					<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<input type="checkbox"/>
County Parcel ID number, if used for county, for all affected properties					<input type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present					<input type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<input type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					<input type="checkbox"/>
RP certified statement that legal descriptions are complete and accurate					<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)					<input type="checkbox"/>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					<input type="checkbox"/>
Copy of (soil or land use) deed restriction (s) or deed notice if any required as a condition of closure					<input type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
101 West Pleasant Street, Suite 100A  
Milwaukee, Wisconsin 53212-3963  
TDD #: (608) 264-8777  
Fax #: (414) 220-5374  
<http://www.commerce.wi.gov>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

March 19, 2004

Mr. Chuck Scandrett  
9950 N. Port Washington Rd.  
Mequon, WI 53092

RE: **Final Closure**

**Commerce # 53092-6080-50** WDNR BRRTS # 03-46-516817  
Scan-Pac Industrial Sales, Inc., 9950 N. Port Washington Rd., Mequon  
550-gallon heating oil underground storage tank removed October 2003

Dear Mr. Scandrett:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Environmental Associates, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

This site is now listed as "closed" on the Commerce database. This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect and restore Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen D. Mueller'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Stephen D. Mueller  
Hydrogeologist  
Site Review Section

cc: Mr. Joe Michaelchuck, Environmental Associates, Inc.  
Case File

724780

STATE BAR OF WISCONSIN FORM 7 - 2000  
TRUSTEE'S DEED

Document Number

Vol 1545 pg 269  
RECORDED

2002 OCT 15 AM 8:30

Janet S. Hunt and Charles W. Scandrett, as co-Trustees of the HENRY A. JR. AND JOAN K. SCANDRETT LIVING TRUST u/a/d November 3, 1992, for a valuable consideration conveys without warranty an undivided one-fifth interest as tenant-in-common to each of the five Trusts as described on the attached Exhibit A. Grantees, the following described real estate in Ozaukee County, State of Wisconsin:

Real property described in Exhibit B attached hereto and made a part thereof.

Recording Area

Name and Return Address

Kristi E. Leswing  
c/o Godfrey & Kahn, S.C.  
780 North Water Street  
Milwaukee, Wisconsin 53202 415 -

715-032-10-003.00

Parcel Identification Number (PIN)

Date of this deed, 12 day of September, 2002

Janet S. Hunt  
co-Trustee of the HENRY A. JR. AND JOAN K.  
SCANDRETT LIVING TRUST

Charles W. Scandrett  
co-Trustee of the HENRY A. JR. AND JOAN K.  
SCANDRETT LIVING TRUST

## AUTHENTICATION

## ACKNOWLEDGMENT

Signatures of

Janet S. Hunt and Charles W. Scandrett

Witnessed this 12 day of September, 2002

Kristi E. Leswing  
TITLE MEMBER STATE BAR OF WISCONSIN

(If not,  
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Kristi E. Leswing  
Godfrey & Kahn, S.C.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

STATE OF WISCONSIN

) ss

County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_  
the above named \_\_\_\_\_  
to me known to be the person \_\_\_\_\_ who executed the foregoing  
instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission is permanent. (If not, state expiration date: \_\_\_\_\_)

MW649401-1 DOC

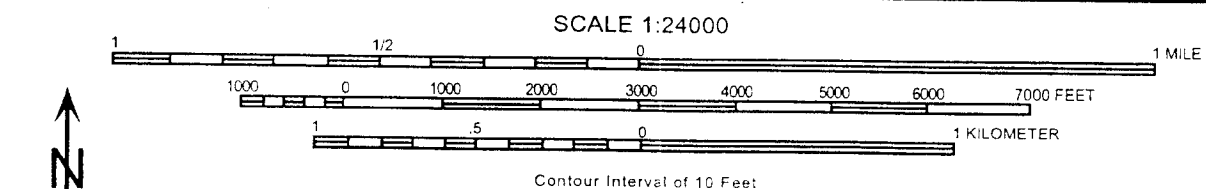
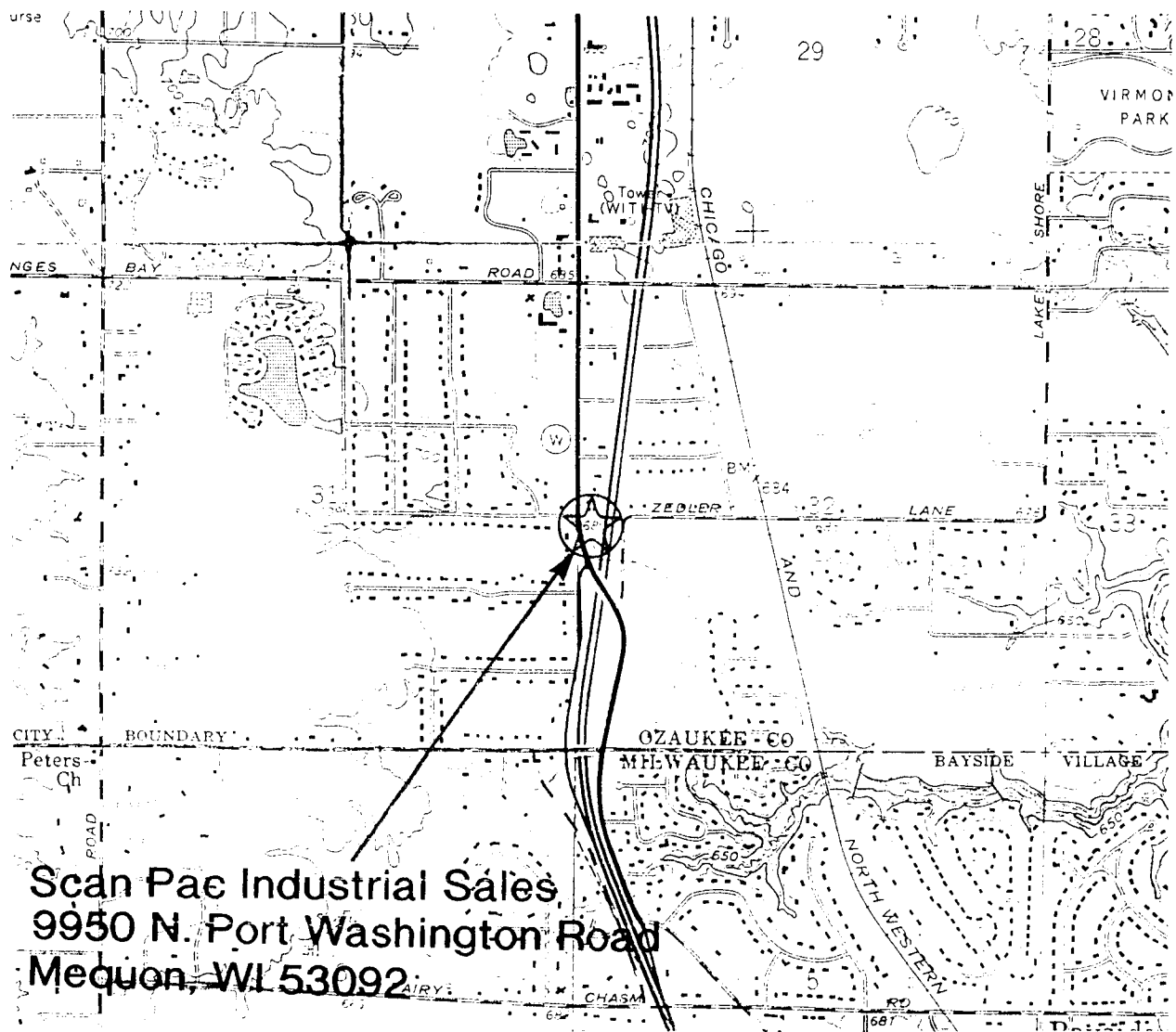


FIGURE 1  
Site Location Map  
and  
Local Topography

**Environmental Associates, Inc.**

Drawn by:	RRG	Drawing:	03-04865-002-1
	11-19-03	File:	FIGURE 1

**EXHIBIT A**

Sandra S. Ellender and Daniel Summers, or their successors, as co-Trustees of the SANDRA S. ELLENDER NON-EXEMPT TRUST c/u the HENRY A. JR. AND JOAN K. SCANDRETT LIVING TRUST u/a/d November 3, 1992

Janet S. Hunt and Joshua A. Hunt, or their successors, as co-Trustees of the JANET S. HUNT NON-EXEMPT TRUST c/u the HENRY A. JR. AND JOAN K. SCANDRETT LIVING TRUST u/a/d November 3, 1992

Barbara J. Kaufman and Stephanie B. Kaufman, or their successors, as co-Trustees of the BARBARA J. KAUFMAN NON-EXEMPT TRUST c/u the HENRY A. JR. AND JOAN K. SCANDRETT LIVING TRUST u/a/d November 3, 1992

Charles W. Scandrett and Janet S. Hunt, or their successors, as co-Trustees of the CHARLES W. SCANDRETT NON-EXEMPT TRUST c/u the HENRY A. JR. AND JOAN K. SCANDRETT LIVING TRUST u/a/d November 3, 1992

Sharon S. Summers and Stuart Kaufman, or their successors, as co-Trustees of the SHARON S. SUMMERS NON-EXEMPT TRUST c/u the HENRY A. JR. AND JOAN K. SCANDRETT LIVING TRUST u/a/d November 3, 1992

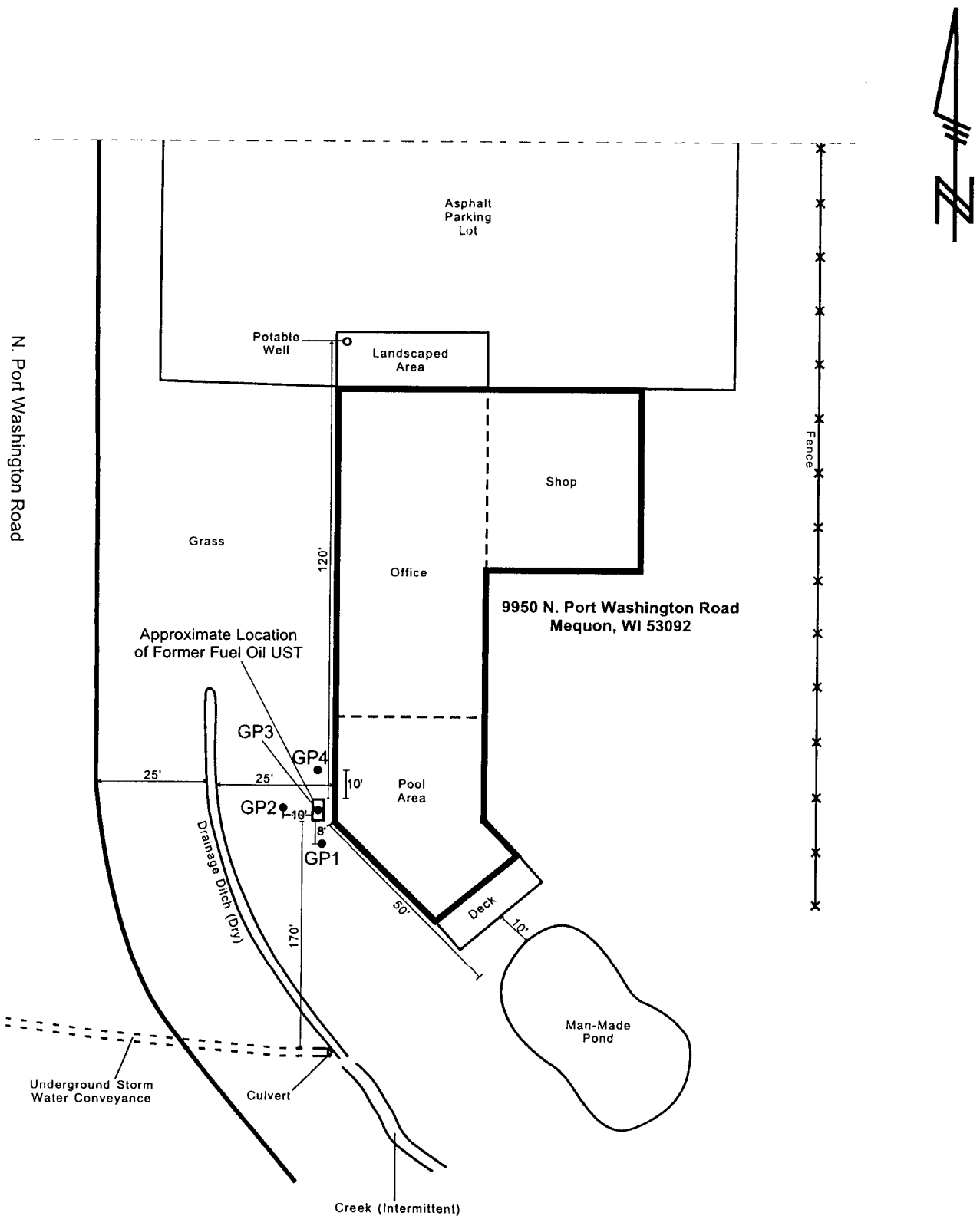
## EXHIBIT B

THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 89° 31' 08" EAST 60.00 FEET TO A POINT; THENCE SOUTH 00° 28' 52" WEST 16.50 FEET TO A POINT OF BEGINNING OF THE LAND TO BE DESCRIBED, SAID POINT BEING IN THE EAST LINE OF NORTH PORT WASHINGTON ROAD AND THE SOUTH LINE OF ZEDLER LANE; THENCE SOUTH 00° 28' 52" WEST ALONG THE EAST LINE OF NORTH PORT WASHINGTON ROAD 183.50 FEET TO A POINT; THENCE SOUTH 17° 58' 06" EAST 207.93 FEET TO A POINT; THENCE SOUTH 82° 11' 58" EAST 75.00 FEET TO A POINT IN THE WEST LINE OF RELOCATED U.S. HIGHWAY 141; THENCE NORTH 09° 19' 41" EAST ALONG THE WEST LINE OF SAID HIGHWAY 141 AFORESAID 394.87 FEET TO A POINT IN THE SOUTH LINE OF ZEDLER LANE; THENCE NORTH 89° 31' 08" WEST ALONG THE SOUTH LINE OF ZEDLER LANE WHICH IS 16.50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION 194.52 FEET TO THE POINT OF BEGINNING.

AND ALSO THE SOUTH 1/2 OF ZEDLER LANE, LYING BETWEEN THE EAST LINE OF PORT WASHINGTON ROAD AND THE WEST LINE OF U.S. HIGHWAY I-43, BEING APPROXIMATELY 191.51 FEET LONG AND BEING PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-TWO (22) EAST, CITY OF MEQUON, OZAUKEE COUNTY, WISCONSIN.

TAX PARCEL NO. 15-032-10-003.00



# **LEGEND**

GP2 • Geoprobe Soil Boring Location

**Environmental Associates, Inc.**

Drawn By :	RRG	Drawing :	03-04865-002-2
	11-19-03	File :	865site.cv5

**FIGURE 2**  
**Scan Pac Industrial Sales**  
**Site Layout**  
**and**  
**Borehole Locations**

Not to Scale

**Table 2: Groundwater Quality Analytical Results - PAH and PVOC Compounds,  
Scan Pac Industrial Sales, 9950 N. Port Washington Road, Mequon, Wisconsin**

	Units	ES	PAL	GPI*
<b>PVOC Compounds</b>				
Benzene	ug/L	5	0.5	<10
Ethylbenzene	ug/L	700	140	13
MTBE	ug/L	60	12	<9.2
Toluene	ug/L	1,000	200	12
Total TMB	ug/L	480	96	18
Total Xylenes	ug/L	10,000	1,000	24
<b>PAH Compounds</b>				
Acenaphthene	ug/L	--	--	16
Acenaphthylene	ug/L	--	--	<0.25
Anthracene	ug/L	3,000	600	14
Benzo(a)anthracene	ug/L	--	--	3.8
Benzo(b)fluoranthene	ug/L	0.2	0.02	<0.053
Benzo(k)fluoranthene	ug/L	--	--	<0.045
Benzo(a)pyrene	ug/L	0.2	0.02	<0.033
Benzo(g,h,i)perylene	ug/L	--	--	<0.097
Chrysene	ug/L	0.2	0.02	<b>7.7</b>
Dibenzo(a,h)anthracene	ug/L	--	--	<0.065
Fluoranthene	ug/L	400	40	230
Fluorene	ug/L	400	40	45
Ideno(1,2,3-cd)pyrene	ug/L	--	--	<0.031
1-Methylnaphthalene	ug/L	--	--	220
2-Methylnaphthalene	ug/L	--	--	200
Naphthalene	ug/L	40	8	<b>28/140**</b>
Phenanthrene	ug/L	--	--	130
Pyrene	ug/L	250	50	200

Notes:

ES = NR 140.10 Enforcement Standard

PAL = NR 140.10 Preventative Action Limit

PAH = Polynuclear Aromatic Hydrocarbons

ug/L = Micrograms per Liter

< = Less than Laboratory Method Detection Limit

-- = No Established Standard

**Bold Value** = ES Exceedence

\* Temporary Well of boring GPI-sample taken 11/11/03

NI = Not Installed

\*\* = Result of EPA Method 8260/8310



**Table 1: Soil Quality Analytical Results - Site Investigation, Scan Pac Industrial Sales, 9950 N. Port Washington Road, Mequon, Wisconsin**

Sample Name Sample Description Sample Interval Depth (Feet) Sample Collection Date					GP-1 Soil 8-10 11/11/03	GP-2 Soil 10-12 11/11/03	GP-3 Soil 8-10 11/11/03	GP-4 Soil 10-12 11/11/03	Trip Blank MEOH -- 11/11/03
Parameter	Units	NR 720.09 Table 1 Standard	COMM 46.06 Table 1 Soil Screening Level	COMM 46.06 Table 2 Direct Contact Limits					
Total Solids	% Solid	--	--	--	83.1	81.8	79	84.2	--
DRO	mg/kg	100	--	--	<6.0	<6.1	<b>1,390</b>	<6.9	--
<b>Selected VOC Analytes</b>									
Benzene	ug/kg	5.5	8,500	1,100	<30	<31	<32	<30	<25
Ethylbenzene	ug/kg	2,900	4,600	--	<30	<31	43	<30	<25
MTBE	ug/kg	--	--	--	<30	<31	<32	<30	<25
Toluene	ug/kg	1,500	38,000	--	<30	<31	<32	<30	<25
1,2,4-TMB	ug/kg	--	83,000	--	<30	<31	709	<30	<25
1,3,5-TMB	ug/kg	--	11,000	--	<30	<31	177	<30	<25
Total Xylenes	ug/kg	4,100	42,000	--	<42	<43	166	<42	<35
Naphthalene	ug/kg	--	2,700	--	<30	<31	937	<30	<25

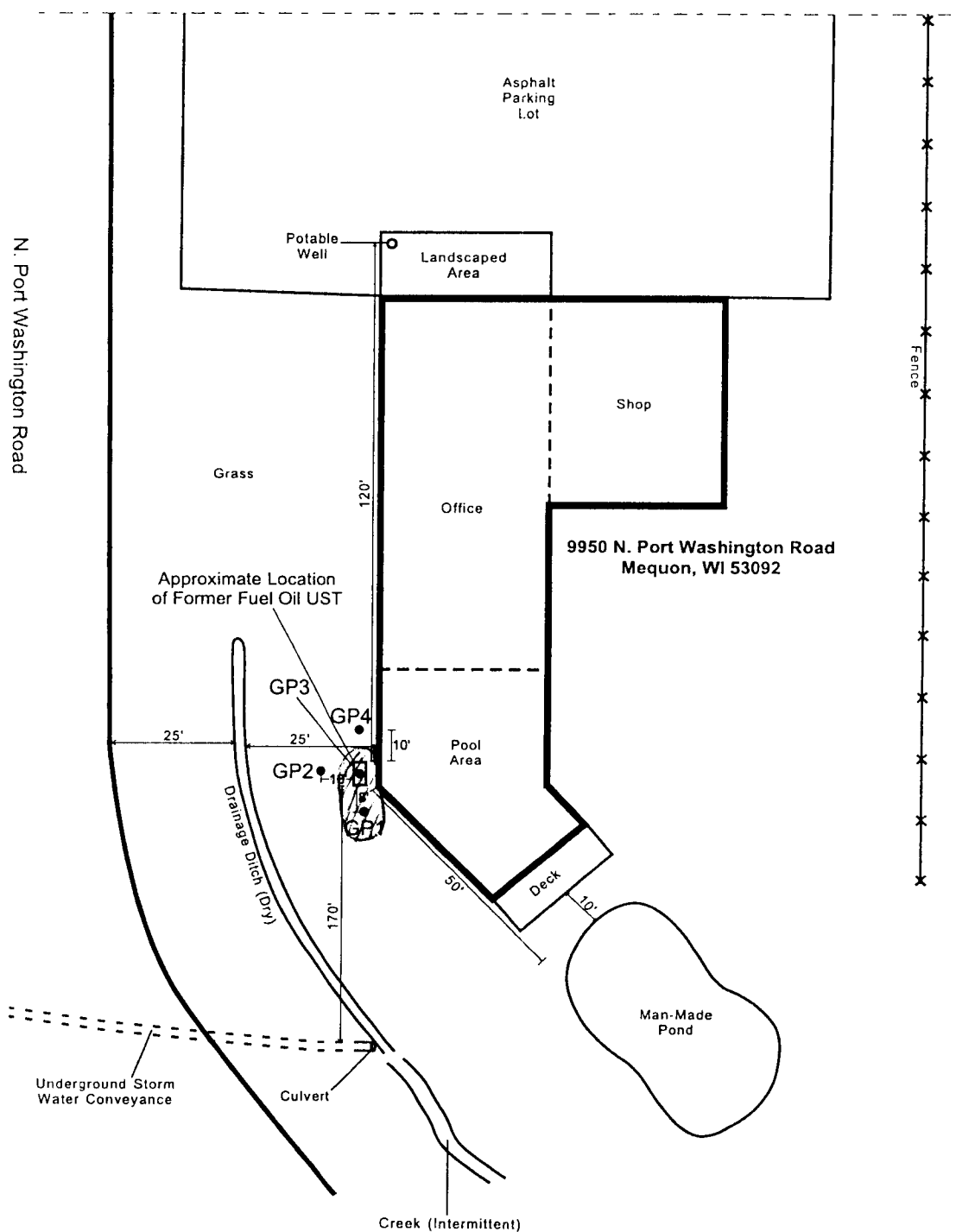
**Notes:**

mg/kg = Milligrams per Kilogram

< = Less than Laboratory Method Detection Limit

**Bold Value** = Exceedance of any of above referenced standards

# Estimated Extent of WAC, NR 140 Groundwater ES



## LEGEND

GP2 • Geoprobe Soil Boring Location

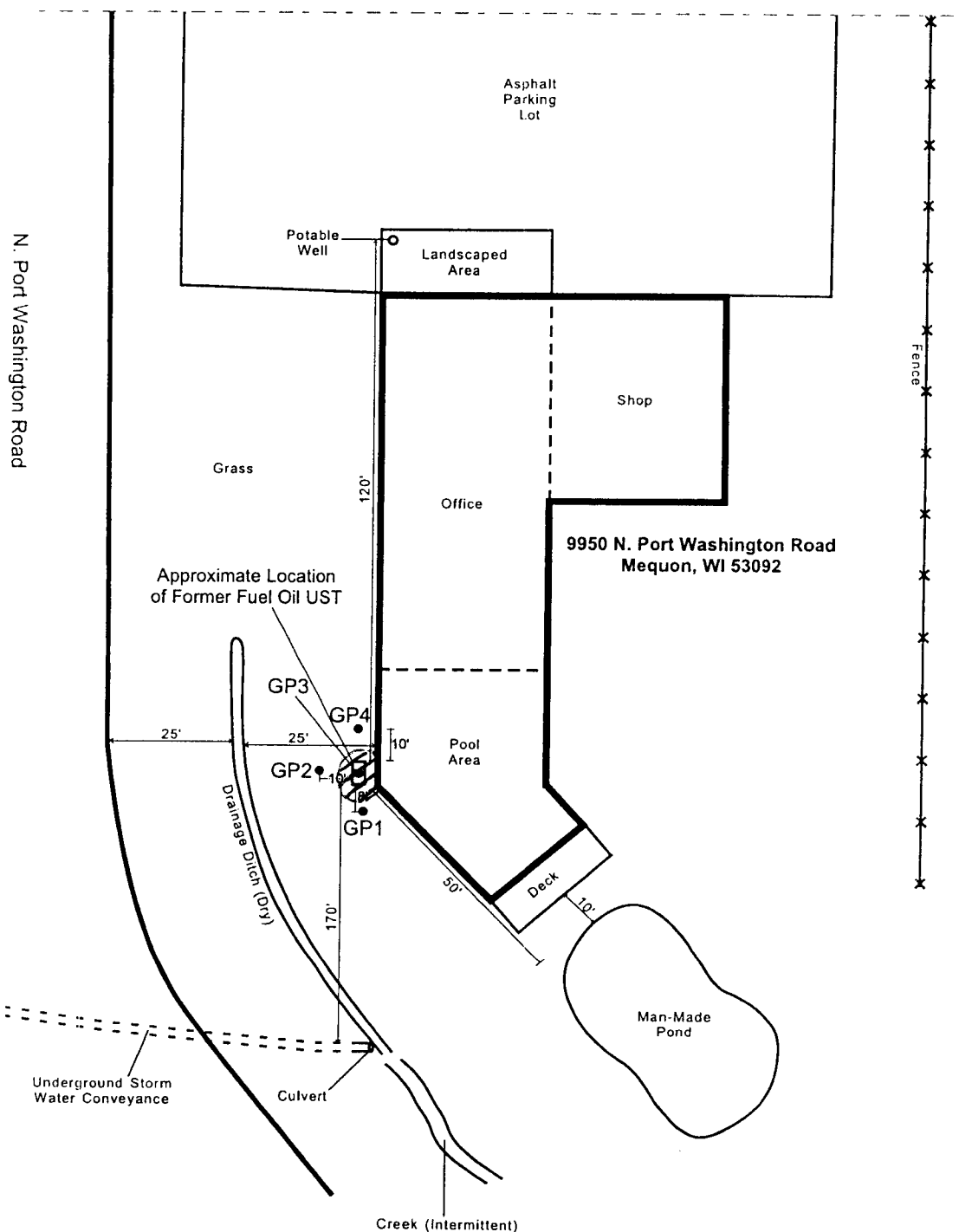
**Environmental Associates, Inc.**

Drawn By:	RRG	Drawing :	03-04865-002-2
	11-19-03	File :	865site.cv5

**FIGURE 4**  
**Scan Pac Industrial Sales**  
**Site Layout**  
**and**  
**Borehole Locations**

Not to Scale

# Estimated Extent of WAC, NR 720 Soil Contamination



## LEGEND

GP2 • Geoprobe Soil Boring Location

**Environmental Associates, Inc.**

Drawn By :	RRG	Drawing :	03-04865-002-2
	11-19-03	File :	865site.cv5

**FIGURE 3**  
**Scan Pac Industrial Sales**  
**Site Layout**  
**and**  
**Borehole Locations**

Not to Scale

NOV 24 1970

Wol-6

STATE OF WISCONSIN  
DEPARTMENT OF NATURAL RESOURCES  
Box 450  
Madison, Wisconsin 53701

WHITE COPY - DIVISION'S COPY  
GREEN COPY - DRILLER'S COPY  
YELLOW COPY - OWNER'S COPY

REV. 11-6A

As owner of the Scan Pac Industrial Sales, Inc. site located at 9950 N. Port Washington Road in Mequon, Wisconsin, I believe that the legal description given on the Trustee's Deed dated October 15, 2002 is complete and accurately describes the property.

  
Mr. Chuck Scandrett, Trustee

12/1/03  
Date